

Agenda Item 4

DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council, held on 19 October 2022 at 10am.

Committee Members Present: Councillors: V Thomson (Chairman), F Ellis, J Halls, C Hudson, T Laidlaw L Neal and G Minshull.

Apologies: Councillors: D Bills (with Y Bendle appointed substitute) and T Holden.

Officers in Attendance: The Development Manager (T Lincoln) and the Area Planning Managers (G Beaumont & S Everard), the Principal Planning Officers (H Bowman & P Kerrison), the Planning Officer (E Yarham) and the Democratic Services Officer (L Arthurton)

11 members of the public were also in attendance

633 DECLARATIONS OF INTEREST

Application	Parish	Councillor	Declaration
2021/0092/F (Item 2)	BRESSINGHAM AND FERSFIELD	All	Local Planning Code of Practice Lobbied by the Applicant

634 MINUTES

The minutes of the meeting of the Development Management Committee held on 21 September 2022 were confirmed as a correct record.

635 PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

Application	Parish	Speakers
2021/0092/F	BRESSINGHAM AND FERSFIELD	A McMurray – Parish Council (Written Statement) J Montagner – Applicant Cllr J Easter – Local Member
2021/2656/S106\A	ASLACTON	I Beharrell – Objector I Hill – Agent
2022/1150/F	REDENHALL WITH HARLESTON	C Crane – Parish Council (Written Statement)

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

636 PLANNING APPEALS

The Committee noted the planning appeals.

(The meeting concluded at 12:22pm)

Chairman

Updates for DEVELOPMENT MANAGEMENT COMMITTEE
– 19 October 2022

Item	Updates	Page No
1	<ul style="list-style-type: none"> Updated site location plan has been submitted which includes off site highway works and associated drainage within the red line, which is currently being consulted on. Change recommendation to defer and delegate to Assistant Director of Planning subject to no new substantive issues being raised as part of the consultation process Confirmation from latest retail study (2020) Coop store is currently over trading against company average by £1.2 m One additional letter of support raising no new issues. Request additional condition on limiting hours of use of external lighting to delivery hours. 	19
2	No updates	33
3	One further public representation has been received objecting to the removal of affordable housing.	42
4	Deferred	47
5	Highway Authority confirmed no objection	57
6	No updates	63
7	No updates	63

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

Major Applications

1. **Appl. No** : **2022/0015/F**
Parish : **REDENHALL WITH HARLESTON**
Applicant's Name : Lidl Great Britain Limited and Gwyneth Pretty and Allen Pretty
Site Address : Land to The East of Mendham Lane Harleston Norfolk
Proposal : Erection of a new discount foodstore (Use Class E) with access, car parking and landscaping and other associated works.
Decision : Members voted unanimously to delegate to Assistant Director of Planning subject to no new substantive issues being raised as part of the consultation process
1. Time Limit - Full Permission
 2. In accordance with submitted drawings
 3. Restrict to use class E(a) retail
 4. Provision of parking, turning and servicing
 5. Provision of EV charging points
 6. Surface water from spine road (PC)
 7. Visibility splays
 8. Construction worker parking (PC)
 9. Construction Traffic Management Plan (PC)
 10. Compliance with CTMP
 11. Off-site highway works
 12. Implementation of off-site highway works
 13. Acoustic mitigation for Plant and machinery (PC)
 14. Construction Environmental Management Plan (PC)
 15. Lighting for biodiversity
 16. Ecological design strategy (PC)
 17. Tree protection (PC)
 18. Details of Landscaping
 19. Landscape management plan
 20. Surface water drainage
 21. Finished floor levels (PC)
 22. Foul drainage to mains
 23. Delivery hours 07:00 -22:00 Monday – Saturday 09:00-17:00 Sunday
 24. Opening hours 08:00-22:00 Monday – Saturday and 10:00-16:00 Sunday
 25. Contamination during construction
 26. limited hours of use of external lighting
 27. instalment of barriers at Car Park entrance

Other applications

2. **Appl. No** : **2021/0092/F**
 Parish : **BRESSINGHAM AND FERSFIELD**
 Applicant's Name : Mr James Montagner
 Site Address : Land South Holly Farm, Common Road, Bressingham
 Proposal : Proposed new dwelling and two bay cart-lodge, all relating to farm use

 Decision : Members voted unanimously (contrary to Officer's recommendation for refusal which was lost unanimously) to Authorise Assistant Director of Planning to grant planning permission subject to GIRAMS, appropriate conditions, and a tie to agricultural use only.

Reasons for overturning officer recommendation

Members felt there was significant Economic Benefits to the proposal and the existing use of the farm buildings.

3. **Appl. No** : **2021/2656/S106A**
 Parish : **ASLACTON**
 Applicant's Name : Vantage Construction
 Site Address : Land west of Boundary Villa Church Road Aslacton Norfolk
 Proposal : Deed of Variation of the Section 106 Agreement from 2020/0493 to remove the need to provide affordable housing.

 Decision : Members voted 5-3 to Approve the variation of S106 to reduce affordable housing to reduce affordable housing from 4 affordable units to 1 and include a review mechanism within the S106.

4. **Appl. No** : **2022/1007/F**
 Parish : **MULBARTON**
 Applicant's Name : Mr Paul Freeman
 Site Address : Land north of Lantana, Norwich Road, Mulbarton
 Proposal : New dwelling (resubmission of 2021/1647)
 Decision : **DEFERRED PRIOR TO COMMITTEE**

5. **Appl. No** : **2022/1150/F**
Parish : **REDENHALL WITH HARLESTON**
Applicant's Name : Mr Paul Frewin
Site Address : Outbuildings at 1 Station Road, Harleston, IP20 9ES
Proposal : Change of use reverting outbuildings from business premises back to residential in association with the main house.
Decision : Members voted unanimously for approval

Approved with Conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Ancillary to main dwelling

6. **Appl. No** : **2022/1205/LB**
Parish : **GISSING**
Applicant's Name : Mr Steve Hatib
Site Address : Gissing Hall Upper Street Gissing Norfolk IP22 5UN
Proposal : Change of use from hotel to 3no apartments.
Decision : Members voted unanimously for approval

Approved with Conditions

- 1 Time Limit – Listed Building Consent
- 2 In accordance with submitted drawings

7. **Appl. No** : **2022/1206/F**
Parish : **GISSING**
Applicant's Name : Mr Steve Hatib
Site Address : Gissing Hall Upper Street Gissing Norfolk IP22 5UN
Proposal : Change of use from hotel to 3no apartments.
Decision : Members voted unanimously to authorise the Assistant Director of Planning to approve subject to conditions.

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 Water efficiency

***Subsequent to the meeting it was confirmed that no unilateral undertakings were required to secure contributions towards GIRAMS for applications 2022/1205/LB & 2022/1206/F.**